

THE CONNECTION (FAIRFAX WEST, VA)
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Big Office Plans Irk Pennino

By TOM GRUBISICH

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Centreville Supervisor Martha V. Pennino said she was "outraged" by new plans for a giant office park on the site of the A. Smith Bowman Distillery, and she and Board Chairman John F. Herrity said they would seek to cut back on the size of the project.

However, both Pennino and Herrity said the county probably had no legal recourse against development because the project already has its zoning—the highest possible for offices in the county. Under zoning, 1,350,000 square feet of offices can be built on the distillery site's 31 acres—and that's exactly what the land's new owner is planning.

The owner is Galbreath-Ruffin Corp. of Columbus, Ohio, which has developed major projects across the country and abroad occupying 40 million square feet and worth a total of more than \$6 billion.

Pennino said she will investigate whether the distillery land can be downzoned, "but I don't know if that's possible." She said another possibility is getting the developer to contribute to improvements of roads leading to the project.

"I'm just absolutely overwhelmed," said Pennino. "I can't conceive of something of this magnitude or size. This is going to be a real problem. We need to find out what legal steps we can take."

Pennino said improvements recommended for Reston Avenue would not be enough to handle all the distillery project's traffic—up to 3,500 more vehicle trips daily than would occur under earlier plans for the site.

Herrity said development plans "are significantly over what ought to be built. We're going to try to scale them down. We can't do anything legislatively, but we can do other things—for example, the roads leading in and out of the project. It will be in their [Galbreath-Ruffin's] interest to cooperate."

Galbreath-Ruffin vice president Richard G. Dailey, who found the site for his company, said, "Nothing is cast in stone. We

are willing to listen." But he also said the economics of the project dictated that development be as intense as it's planned to be.

Developer paid \$25 million for 32-acre site.

Galbreath-Ruffin paid Sunset Hills Development Co., a Bowman-controlled company, \$25 million for the distillery's 31 acres, a record per-acre price for commercially zoned land in Reston. It paid that hefty price, Dailey said, because the land was zoned and ready for development.

The county has little control over industrially zoned land in Reston because such parcels are not part of the planned residential community zoning that governs residential development in the new town.

Galbreath-Ruffin has hired the major New York architectural firm of Welton Becket Associates to design the distillery project, which will have five buildings, two of them high rises, clustered behind three ponds. A sixth structure, next to the W&OD Trail, will be a rest station for the trail's users.

Development isn't scheduled to take place until 1988, after A. Smith Bowman Distillery has moved its operations to an already announced location in Spotsylvania County to the south.

Galbreath-Ruffin expects to develop the project over five or six years at about 250,000 square feet a year.

Founded more than 50 years ago, the firm has developed the corporate headquarters for Goldman-Sachs and Mobil Corp. in New York, U.S. Steels in Pittsburgh and Montgomery Ward in Chicago. It's currently managing partner for Colonial Place, a mixed-use project in Arlington that it's developing with Mobil Corp. Mobil brought in Galbreath-Ruffin after the project, originally named Colonial Village, got off to a slow start. Although Mobil owns Reston Land Corp., Reston's developer, it is not involved in the distillery project.

Galbreath-Ruffin project will have 1,350,000 square feet in five buildings clustered around three ponds.

